



Colmore Road, Kings Heath, Birmingham



8 Colmore Road, Kings Heath **BI4 7PE**

Kings Heath Park 2 minute walk, Kings Heath 0.3 miles,
Highbury Park 0.5 miles, Bournville Railway Station 1.5 miles,
Selly Oak Railway Station 2.1 miles, Edgbaston 2.2 miles,
Birmingham 4 miles, Harborne 4.4 miles, Birmingham
International Airport/NEC 11.6 miles

A fabulous new detached family home. The elegant Arts & Crafts inspired electric sliding gate to the front, is set in an effective herringbone pattern front wall and adds to the appeal of this super home. The spacious accommodation is beautifully finished with fine attention to detail and quality fittings. The property boasts a garden studio annexe ideal as a guest suite or office as required.



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Guide price: £1,250,000

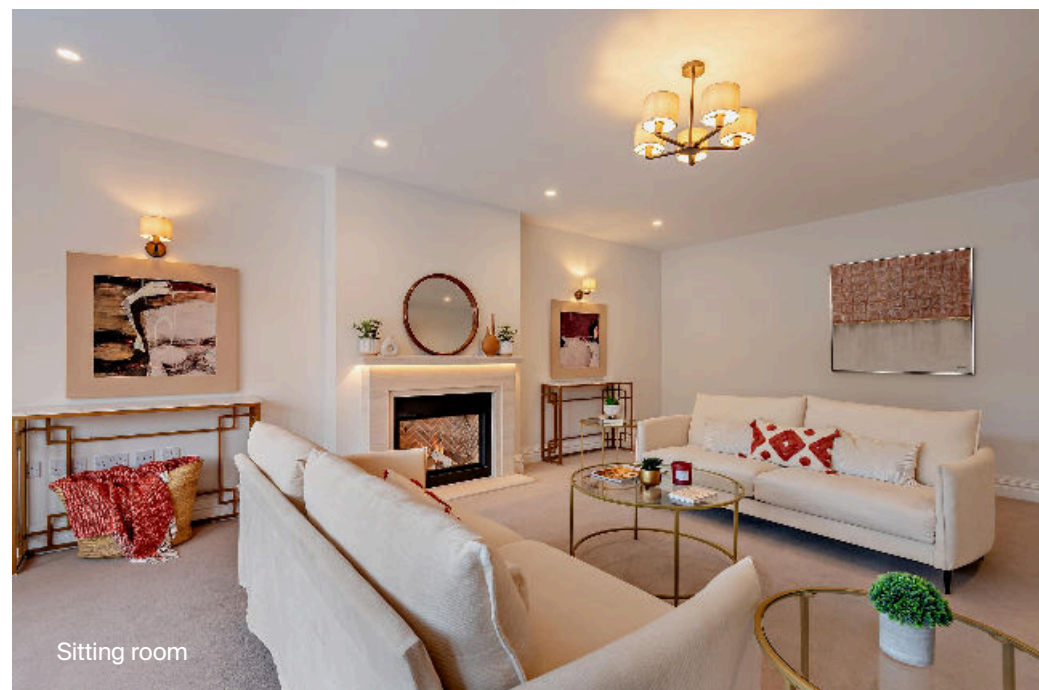
Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: TBC



Reception hallway



Sitting room



Location

Situated in the popular and convenient Kings Heath, this spacious family home is close to local amenities and there are well regarded primary and secondary schools nearby including the popular King Edward Camp Hill.

There is the benefit of local shops at Kings Heath and Moseley via the Alcester Road which in turn provides access to the M42 motorway via the Hollywood bypass which forms the hub of the midland's motorway network.

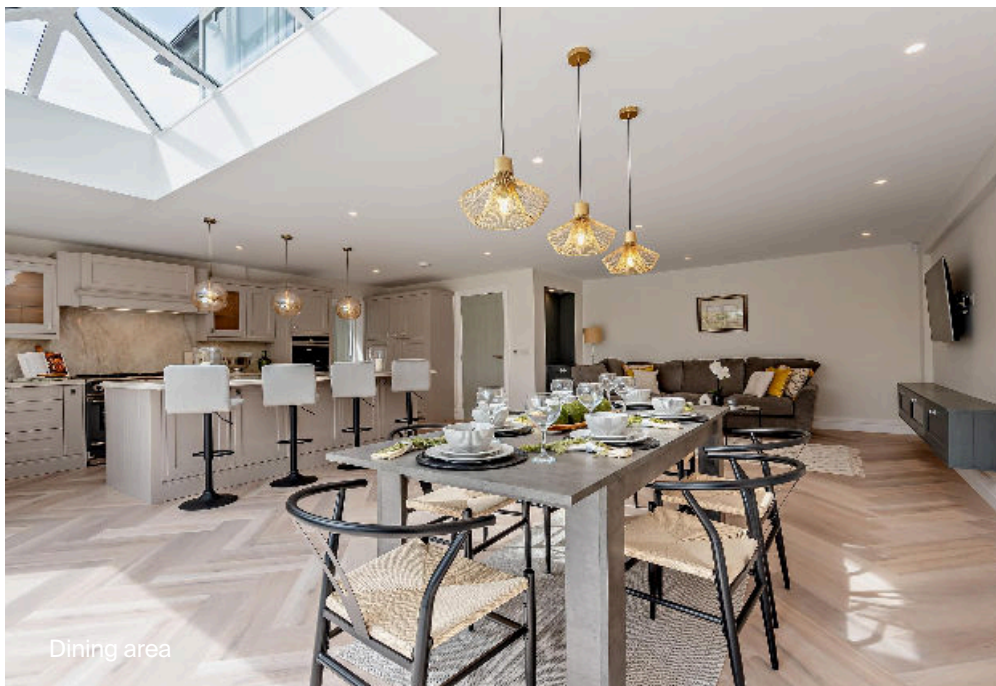
There is a railway station nearby at Yardley Wood offering commuter services between Birmingham and Stratford upon Avon and local bus services provide access to the City of Birmingham and the surrounding suburbs.

8 Colmore Road

The block paved driveway provides ample parking and access to the integral garage. There is also a pedestrian door set in the garage door providing easy access to the electric car charging port. There are pearl grey double-glazed UPVC windows throughout.

The front door is set within an integral storm porch and opens to the bright and inviting reception hallway. The attractive Karndean flooring adds depth to the space. Doors radiate to the principal reception rooms and a well-fitted ground floor shower room. Attention is drawn to the feature-turning staircase that rises to the first floor. There is underfloor heating throughout the entire ground floor including the garage.

The sitting room enjoys a walk-in bay window which floods the space with natural light. The elegant limestone fireplace is fitted with a remote-control log effect gas fire with feature herringbone red brick firebox.



The stunning open-plan kitchen/dining/family room is the hub of this remarkable family home. The bespoke kitchen is hand painted with complimenting granite worksurfaces. The large central island incorporates a lovely breakfast bar, perfect for more informal dining. There is a superb range of integrated appliances including a Falcon range cooker with a Nori extractor hood over, a Siemens dishwasher, coffee machine, microwave and warming drawer, full height fridge, full height freezer and wine cooler.

The dining area is set in front of the bi-fold doors with lovely views of the sun terrace and garden. This space is easily opened during the warmer summer months to allow indoor/outdoor dining. The overhead lantern floods the space with light.

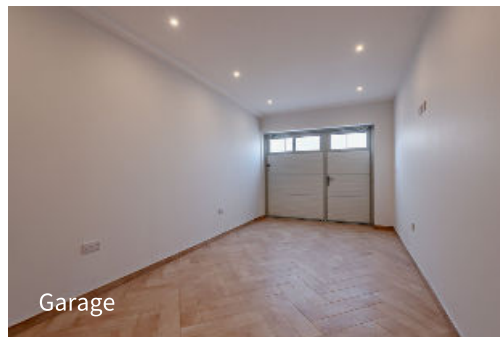
The family area is comfortable and relaxing, a perfect space to retire after enjoying dinner. The open plan space makes entertaining guests effortless.

The equally well fitted utility room/2nd kitchen has a range of units with quartz worksurfaces. The appliances include a fridge/freezer, microwave, five ring gas hob, oven, dishwasher and space for a washing machine and dryer. There is rear access to the garden and to the opposite end of the utility is a door through to the excellent garage.

The garage enjoys an insulated door with pedestrian access. There is tiled flooring with underfloor heating.



Utility room/2nd kitchen



Garage



Family area



Kitchen/dining room



Superb open-plan kitchen/dining/
family room

Upstairs

The turning staircase rises from the reception hall to the first floor landing where three of the six double bedrooms are located along with a family bathroom.

The principal bedroom enjoys fabulous views of the garden. The fully glazed gable end floods the space with natural light and is fitted with French doors that open to the glorious Juliette balcony. The en suite shower room has a large walk-in shower and double sinks. The bathrooms and shower rooms are fitted with Porcelanosa tiles and Hansgrohe fittings.

Bedroom two sits at the front of the house and enjoys a large walk-in bay window. The family bathroom is beautifully fitted with an overhead rain shower and a stylish separate bath.

Bedroom three is currently a study/home office and enjoys front aspect views. There is a well-fitted en suite shower room.

The turning staircase rises from the first floor to the second floor landing. Skylight windows flood the landing and bedrooms with natural light. There are three bedrooms and a stunning family shower room.





Stunning principal bedroom



Bedroom two



Family bathroom



Bedroom five



Bedroom three



Bedroom four



Bedroom six



Garden studio annexe and garden

This excellent self-contained guest suite or home office boasts a large open plan room with a fitted kitchen area and quartz work surface. There is a fitted shower room with electric shower and WC. The bi-fold doors overlook the garden and have integrated blinds providing privacy.

The open-plan kitchen/dining/family room opens to the large sun terrace area and wraps around the side of the house providing access to the front. Steps lead down to a good size lawn and planted borders provide interest. There is outdoor lighting making this outdoor space enjoyable day or night. There is a useful garden store room, ideal for gardening equipment.

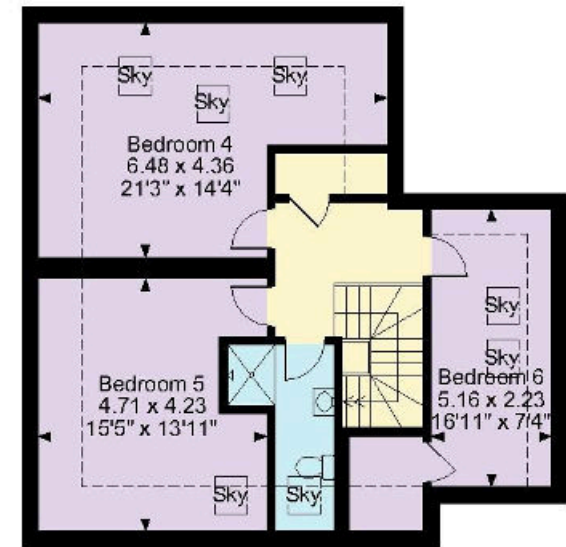
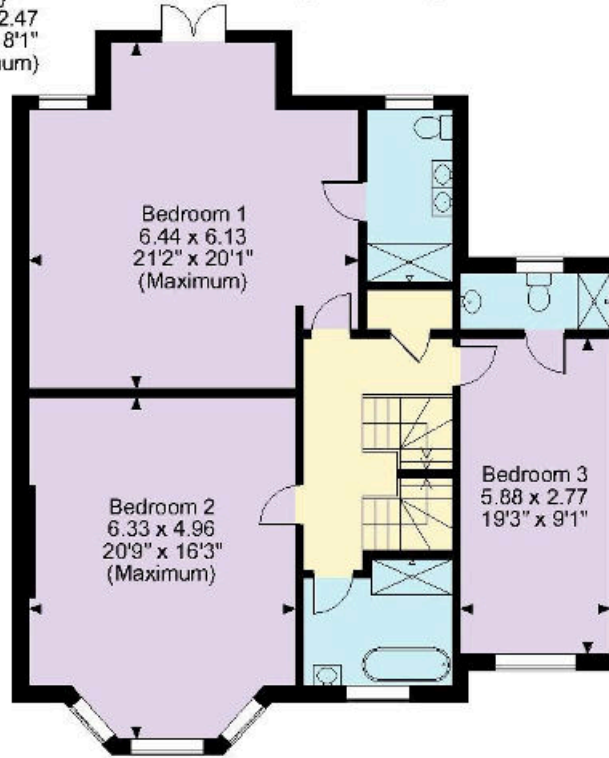
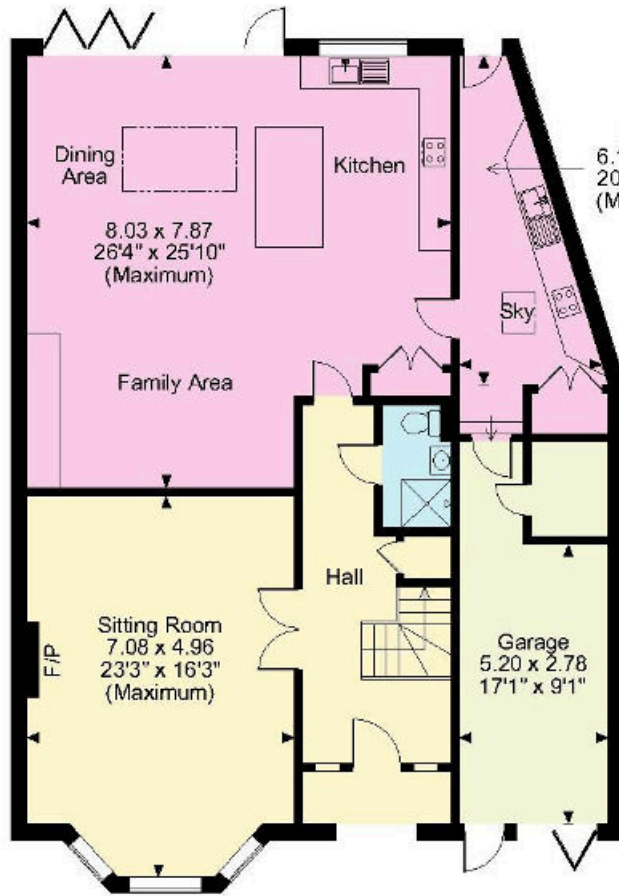
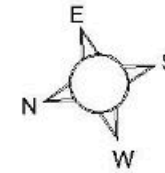




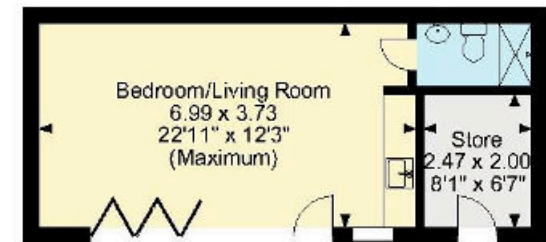
Landscaped garden with superb garden studio annexe.



Colmore Road, Birmingham
Approximate Gross Internal Area
Main House = 3128 Sq Ft/291 Sq M
Garage = 212 Sq Ft/20 Sq M
Annexe = 373 Sq Ft/35 Sq M
Total = 3713 Sq Ft/346 Sq M



Second Floor



Garden Studio/Annexe

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height



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I would be delighted to tell you more

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Particulars dated April 2024. Photographs and videos dated April 2024.

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